



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Cleveland City Hall

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# Planning Commission Agenda

Friday, August 16, 2019

**REVISED DRAFT**

Room 514, Cleveland City Hall, 9:00am

## LOT CONSOLIDATIONS/SPLITS

1. For PPN# 004-03-072  
Project Address: 2270 West 19<sup>th</sup> Street  
Project Representative: Michael Horton, Horton Harper Architects
2. For PPN# 003-32-029  
Project Address: 1785 West 31<sup>st</sup> Place  
Project Representative: Debra Moore, Realtor
3. For PPN# 003-26-042  
Project Address: 3405 Clinton Avenue  
Project Representative: Gusty Molnar, Developer

## CONDITIONAL USE PERMIT IN A PEDESTRIAN RETAIL OVERLAY DISTRICT

1. For: PPN# 003-09-087  
Address: 5712 Detroit Avenue  
Per Section 343.23 (e)(2), the following Conditional Uses are being sought:  
E. Building with an interior side yard more than four feet in width  
Presenter: Shannan Leonard, Staff Planner
2. For: PPN# 003-26-009  
Address: 3125 Detroit Avenue  
Per Section 343.23 (e)(2), the following Conditional Uses are being sought:  
C. Residential, Institutional, or Non-Retail Office Use  
D. Any Building-enclosed use that does not have a public pedestrian entrance form the Pedestrian Retail Street Frontage  
Presenter: Shannan Leonard, Staff Planner

## MANDATORY REFERRALS

1. Ordinance No. 900-2019(Ward 13/Councilmember Kelley): Designating Buechner Avenue between State Road and West 41<sup>st</sup> Street with a secondary and honorary designation of "Honey Hut Ice Cream Way".



2. Resolution No. 862-2019(Ward 11/Councilmember Brady): Declaring the intent to vacate a portion of the 1<sup>st</sup> un-named alley (10.00 feet wide) west of Bellaire Road and north of Guardian Boulevard.
3. Resolution No. 863-2019(Ward 5/Councilmember Cleveland): Declaring the intent to vacate a portion of Chadakoin Court S.E., East 59<sup>th</sup> Place, East 61<sup>st</sup> Street, and East 63<sup>rd</sup> Street.
4. Ordinance No. 887-2019(Ward 3/Councilmember McCormack): Authorizing the Director of Public Works to apply for and accept one or more grants or gifts from the State of Ohio, Federal entities, and/or any public or private entity for the design, construction, and maintenance of Canal Basin Park, including modifying the existing parking lot and installing site improvements; determining the method of making the public improvement; authorizing contracts to construct and design the improvement; and authorizing any other agreements and contracts that are necessary to implement the project.
5. Ordinance No. xxx-2019(Ward 3/Councilmember McCormack): Authorizing the Director of Economic Development to direct the City of Cleveland to enter into the chain-of-title for certain properties associated with W25d III LLC or its designee for a mixed-use development at 2605 & 2715 Detroit Avenue for the purpose of entering into a non-school Tax Increment Finance agreement for up to 30 years.

#### **ADMINISTRATIVE APPROVALS**

1. Ordinance No. 860-2019(Ward 6/Councilmember Griffin; Ward 9/Councilmember Conwell): Authorizing the Director of Capital Projects to issue one or more permits to University Circle Inc. to encroach into the public right-of-way at various locations in University Circle by installing, using, and maintaining approximately 33 CircleLink signs and poles as part of the "Uptown Mobility Enhancements" TLCI Implementation.
2. Ordinance No. 861-2019(Ward 3/Councilmember McCormack): To vacate a portion of East 6<sup>th</sup> Street.



3. Ordinance No. 864-2019(Ward 6/Councilmember Griffin): Approving the addition of certain property to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project, declaring it necessary to conduct the special energy improvement project providing for the assessment of the cost of such special energy improvement project; and authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.
4. Ordinance No. 867-2019(Ward 12/Councilmember Brancatelli): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with Jennings Freeway Industrial Park, an Ohio General partnership, or its designee, to fund eligible project debt relating to the Strike Force project located at 4781 Hinckley Industrial Parkway; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
5. Ordinance No. 875-2019(Ward 3/Councilmember McCormack): Authorizing the Director of Port Control to exercise the first option to renew Contract No. CT 3001, LS 2017-027 with CHA Consulting, Inc. to provide for the use and occupancy of certain space located on the second floor of the passenger terminal building at Burke Lakefront Airport.
6. Ordinance No. 876-2019(Ward 3/Councilmember McCormack): Authorizing the Director of Port Control to enter into a Lease Agreement with Ultimate JetCharters, LLC dba Ultimate Air Shuttle, LLC for the lease of certain space located in the passenger terminal building at Burke Lakefront Airport, for the Department of Port Control, for a period of two years, with three one-year options to renew, the first of which requires additional legislative authority.
7. Ordinance No. 883-2019(Ward 12/Councilmember Brancatelli and Ward 8/Councilmember Polensek): Authorizing the Director of Public Utilities to enter into one or more agreements with the Northeast Ohio Regional Sewer District concerning local sewer cleaning and material disposal in the Old Denison Road and Beltline sewer areas and for the removal and replacement of trees, fences and other encroachments along the Euclid Creek; and authorizing any agreement necessary to complete the work, including agreements with property owners.



8. Ordinance No. 884-2019(Ward 9/Councilmember Conwell): Authorizing the Director of Public Utilities to enter into one or more agreements with the Doan Brook Watershed Partnership and the Northeast Ohio Regional Sewer District concerning the replacement of the trash rack on Doan Brook upstream off Martin Luther King, Jr. Drive and for the City's reimbursement for the cost of the improvement from NEORSF funds.
9. Ordinance No. 885-2019(Ward 15/Councilmember Zone): Authorizing the Director of Public Utilities to enter into one or more agreements with the Cleveland Metropolitan Park District, or its contractor, to replace up to two water mains within their Whiskey Island Connector Trail improvement and the City's reimbursement.
10. Ordinance No. 886-219(Citywide/ Introduced by Councilmembers Keane and Kelley by departmental request): Authorizing the purchase by one or more requirement contracts for labor and materials necessary to remove and replace legacy lighting and to install LED lights and fixtures on City bridges and the Wyland Whale Mural Park on North marginal Road, and to replace decorative and special lighting on City bridges and Wyland Mural Park on North Marginal Road, including repair and maintenance services, insurance, lights, fixtures, equipment, and appurtenances, for the Division of Cleveland Public Power, Department of Public Utilities, for a period of two years with two one-year options to renew, the first of which requires additional legislative authority.
11. Ordinance No. 888-2019(Ward 17/Councilmember Keane): Authorizing the Director of Public Works to lease certain property located at 14550 Lorain Avenue from Beth Hanna LLC, for the purpose of providing a base of operations for services provided in the northwest section of the City, for a term of five years, with three one-year options to renew, exercisable by the Director of Public Works.
12. Ordinance No. 889-2019(Ward 12/Councilmember Brancatelli and Ward 9/Councilmember Conwell): Authorizing the Director of Public Works to lease certain properties located at 7345 Broadway Avenue and 680 East 113<sup>th</sup> Street from the Cleveland Metropolitan School District, for a term not less than twenty-five years nor exceed thirty years., for operating the Stella Walsh Recreation Center located on the South high School campus and operating the Glenville-James Hubbard Recreation located on the Glenville High School Campus.



13. Ordinance No. 890-2019(Ward 9/Councilmember Conwell): Authorizing the Director of Public Works to enter into a property adoption agreement with The Finch Group, Inc., or its designee, to maintain a new City park located at the Glenville Circle North Development; and to enter into a lease with Cleveland Citywide Development Corporation, or its designee, for restaurant use of the lower plaza portion of the new park; the term for each agreement shall be for a period of three years, and shall automatically renew annually thereafter, unless terminated by either party.

14. Ordinance No. 891-2019(Ward 3/Councilmember McCormack): An Emergency Ordinance: Authorizing the Commissioner of Purchases and Supplies to sell a portion of City-owned property no longer needed for public use located in the area of Columbus Road to The Sherwin-Williams Company, or its designee, for purposes of providing an access drive to its Breen Technology Center.

#### **NEAR WEST DESIGN REVIEW**

1. NW2019-021 - Herman Avenue Townhomes New Construction: Seeking Schematic Design Approval  
Project Addresses: 5209-5217 Herman Avenue  
Project Representative: Marta Skupinska, MG2 Corp.
2. NW2019-022 - Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2537 Blatt Court  
Project Representative: Anya Kulcsar, Detroit Shoreway CDO
3. NW2019-023 - Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2538 Blatt Court  
Project Representative: Anya Kulcsar, Detroit Shoreway CDO
4. NW2019-024 - Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2701 Buckeye Court  
Project Representative: Anya Kulcsar, Detroit Shoreway CDO



5. NW2019-025 - Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2705 Buckeye Court  
Project Representative: Anya Kulcsar, Detroit Shoreway CDO

#### **SOUTHEAST DESIGN REVIEW**

1. SE2019-029 - Affinity Baptist Church Satellite Parking Lot New Construction: Seeking Final Approval  
Project Address: 17315 Miles Ave.  
Project Representative: Katie Veasey Gillette, City Architecture
2. SE2019-010 - Kinsman Road Plaza 1-Story Commercial Building New Construction: Seeking Final Approval  
Project Location: 14201 Kinsman Road  
Project Representatives: Ayman Mosleh, Owner  
Elie Zogheib, Architect

#### **NORTHEAST DESIGN REVIEW**

1. NE2019-030 - Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 10914 Superior Ave.  
Project Representative: Florenca Xhoka, Vlora Construction

#### **EUCLID CORRIDOR DESIGN REVIEW**

1. EC2018-047 - UH Rainbow Center Greenspace: Seeking Final Approval  
Project Address: 5805 Euclid Ave.  
Project Representative: David Wilson, LAND Studio

#### **DOWNTOWN/FLATS DESIGN REVIEW**

1. DF2019-064 - Proposed Demolition of a 4-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Location: 310 Prospect Ave.  
Project Representative: Courtney Ray, B&B Wrecking
2. DF2019-057: Shoreline Phase II: Seeking Schematic Design Approval  
Project Location: 5455 N. Marginal Road  
Project Representative: Denver Brooker, Vocon



**SPECIAL PRESENTATIONS**

- 1. Downtown Banner Program Annex  
Presenter: Brady Huffman, Downtown Cleveland Alliance-

**SPECIAL PRESENTATIONS - Public Art**

- 1. Public Art at Lawn Madison (AKA Miriam Ortiz Rush) Park  
Presenter: Vince Reddy, LAND Studio

**DIRECTOR'S REPORT**